

PB# 73-22

**Toleman Estates
(Stage II)**

Tolman Estates 13-22
Subdivision Stage II

Tolman
Estates

never materialized
given to T.C. office 10/18/76
8:30 am JH.



Oxford

STOCK No. 752 $\frac{1}{2}$

MADE IN U. S. A.

GENERAL RECEIPT

1476

Town of New Windsor, N. Y.

Received of Devitt + Devitt July 11, 1973
One and 00/100 51 40 Dollars

For Xerox copy of Engineers report

DISTRIBUTION:

FUND	CODE	AMOUNT

Town Clerk
TITLE

BY Donothy O. Finley Deputy

**NOTICE OF PUBLIC HEARING
PLANNING BOARD**

TOWN OF NEW WINDSOR

NOTICE IS HEREBY GIVEN THAT a public hearing will be held by the Planning Board of the Town of New Windsor, Orange County, New York, on the 14th day of November, 1973, at 7:30 P.M. on the matter of the application of Vincent Biagini of Washingtonville, New York for approval of a 17 lot subdivision located on Tolaman Road, New Windsor, Orange County, New York, Section II of Tolaman Estates.

The Planning Board will, at the said time and place hear all persons in support of the application and any objections thereto. Persons may appear in person or by agent.

Dated: October 29, 1973

JOSEPH TELLERICO
Chairman

Nov 3

State of New York

County of Orange, ss:

Olga Trachewsky

she, being duly sworn deposes and says that she is Principal Clerk

of Newburgh-Beacon News Co., Inc., Publisher of The Evening News.

a daily newspaper published and of general circulation in

the Counties of Orange and Dutchess, and that the notice

of which the annexed is a true copy was published

One Time

in said newspaper, commencing on the 3rd day of

November

A.D., 19 73

, and ending on

the 3rd day of November A.D., 19 73

Subscribed and sworn to before me this

5th

November 19 73

day of

Olga Trachewsky

Phyllis Suckoff

Notary Public of the State of New York, County of Orange.

MY COMMISSION EXPIRES MARCH 30, 19 75

Date 4/10/73

Application No. 73-22

APPLICATION FOR SUBDIVISION APPROVAL

Town of New Windsor, 555 Union Avenue, Orange County, N.Y.

Tel: 565-8808

Application is hereby made for subdivision of lands situated in the Town of New Windsor and described as follows:

1. Name of subdivision TOLEMAN ESTATES SECTION II
2. Location TOLEMAN ROAD
3. Acreage 2.8A 4. Number of lots 17 5. Zone R-A
6. Name & address of subdivider _____

7. Name & address of record owner of land Wm Thomas Rt 32

Catal Valley & Vinced Beagins Woodcock Rd Washingtonville N.Y.

8. Present and intended uses vacant land 1 family home

The undersigned applies for subdivision approval of the above described lands under the rules and procedure of the "Land Subdivision Regulations of the Town of New Windsor" as duly authorized by the Town Board of New Windsor, New York. Upon approval of the Preliminary Layout of said subdivision the applicant agrees to install such utilities as are required and to complete the streets as finally approved by the Planning Board or in lieu of this to post a performance bond as set forth and provided in the "Land Subdivision Regulations". Copies of the Preliminary Layout are hereby attached.

Compliance with requirements shall be the sole responsibility of the applicant or his representative and it is suggested a copy of the Subdivision Regulations be obtained to avoid rejection of the plans. Seven (7) copies of the plans are required.

Fees are due and payable upon submission of the preliminary plans. All checks are to be made payable to the Town of New Windsor.

never materialized

Signature of applicant

Vinced Beagins

Adopted 10/5/70



OFFICE OF THE PLANNING BOARD

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

January 27, 1975

Robert Devitt, Esq.
248 Broadway
Newburgh, New York 12550

Re: Preliminary Approval--Toleman Estates II

Dear Mr. Devitt:

The Planning Board of the Town of New Windsor has authorized me to advise you that an extension of preliminary approval has been granted to the above referenced subdivision for a 6 month period commencing January 22, 1975.

I have been directed to place you on notice, however, that final approval will be subject to zoning regulations in effect at the time final approval is sought and after the expiration of the moratorium on buildings presently in effect within the Town of New Windsor. I especially note with respect to the above referenced subdivision, that a zoning change is contemplated which would call for a reduction in the number of planned lots.

Very truly yours,

JOSEPH LOSCALZO
Chairman

JL/bb

FARVIEW HOMES, INC.

Woodcock Mt. Road
Washingtonville, N. Y. 10992
914 - 496-9181



12/11/74
m.

December 2, 1974

Mr. Loscalzo, Chairman
Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, New York

Dear Mr. Loscalzo:

I am the owner of Toleman Estates, Section II, a 17 lot subdivision located on Toleman Road, Town of New Windsor. We have done all our field work, perc tests, surveys and test well. I now require an extension of the Preliminary Approval for six months which is needed in order to submit to the Health Department for their approval. With this approval we should be able to be ready for Final Approval as soon as the Health Dept. has made their inspection.

I would appreciate you presenting this to the Board for their consideration.

Most sincerely,

Vincent Biagini, Pres.
Farview Homes, Inc.

VB/gs



OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman

Ellsworth E. Weyant

555 Union Avenue

New Windsor, New York 12550

(914) 565-8808

1763

Solitron Devices, Inc.
256 Oak Tree Road
Tappan, New York

Peterson, J. Merriam & Flora B.
Toleman Road
Rock Tavern, New York 12575

Czumak, Frank & Mary
Rock Tavern, New York 12575

Church of Our Father
Vance Road
Rock Tavern, New York 12575

Morrison, Kenneth V.
Box 156
Blooming Grove, New York 10914

Nadas, Linda
Bull Road
Rock Tavern, New York 12575

Netz, Albert & Frieda
9 East Main Street
Washingtonville, New York 10922

Illgner, Gisela
1600 Ala Moana Blvd. #2108
Honolulu Hawaii 96815

Toleman Enterprises, Inc.
257 East Main Street
Cornwall, New York

Hallstead, James B. & Dorothy F.
Rock Tavern, New York 12575

Kean, Peter & Jaon
Station Road
Rock Tavern, New York 12575

Decker, Jack H. & Marion B.
Toleman Road
Rock Tavern, New York 12575

Fossum, Harold L. Jr. & Ana
Toleman Road
Rock Tavern, New York 12575



1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman

Ellsworth E. Weyant

555 Union Avenue

New Windsor, New York 12550

(914) 565-8808

Schwab, Martha
Toleman Road
Rock Tavern, New York 12575

Cabri, Frank & Mary
Toleman Road
Rock Tavern, New York 12575

Roosje, Lambertus & Susan
Toleman Road
Rock Tavern, New York 12575

Connelly, Daisy & Dorothy F.
Toleman Road
Rock Tavern, New York 12575

Respectfully submitted,

E. E. Weyant

ELLSWORTH E. WEYANT
Sole Assessor
Town of New Windsor

WATER, SEWER, HIGHWAY REVIEW FORM:

April 27, 1973

The maps and plans for the Site Approval _____
Subdivision yyyyyyyy as submitted by John F. Lantz
for the building or subdivision of Toleman Estates
has been reviewed by me and is approved _____ disapproved xxxxxxx

If disapproved, please list reason.

Submitted map does not indicate percolation test for individual lots intended for a house or home. Size of leaching field shall depend upon percolation test and must appear on map for individual lots

Map does not indicate location of house or home site in relation to leaching fields and water wells.

Plans must be approved by Orange County Department of Health

Plan should be referred to County Soil Conservation Maps.

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

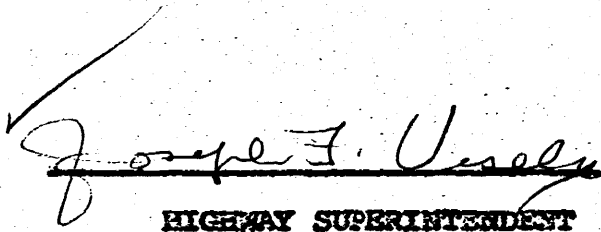
Lyman D. Mastenfe
SANITARY SUPERINTENDENT

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by TOLEMAN ESTATES
for the building or subdivision of _____
has been reviewed by me and is approved _____ disapproved _____

If disapproved, please list reason.

New Road Section has to be used.



HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT



1783

OFFICE OF THE PLANNING BOARD

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

May 8, 1974

John F. Lantz P.E.
226 High Street
Monroe, New York

Gentlemen:

This is to inform you that the New Windsor
Planning Board granted a six month extension to the
preliminary approval of Toleman Estates Stage II.

Respectfully,

JOSEPH LOSCALZO
Chairman

JL:sh

May 21, 1974

Robert DeVitt, Esquire
DeVitt & DeVitt Attorneys
Broadway
Newburgh, New York 12550

RE: TOLEMAN ESTATES STAGE II

Dear Mr. DeVitt:

Toleman Estates Stage II has been caught
in the six month moratorium for the Town of New Windsor.

Mr. John Lantz sent us a letter requesting
a six (6) month extension of preliminary approval and
the Board granted this.

Respectfully,

JOSEPH LOSCALZO
Chairman

JL:sh



OFFICE OF THE PLANNING BOARD

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

April 30, 1974

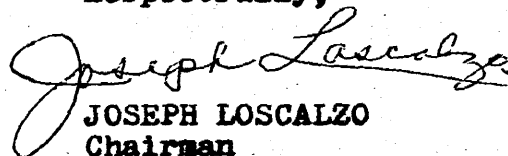
DeVitt & DeVitt Attorneys
Broadway
Newburgh, New York 12550

RE: Toleman Estates Stage II

Gentlemen:

Toleman Estates Stage II is affected
by Town Local Law #2, a moratorium.

Respectfully,


JOSEPH LOSCALZO
Chairman

JL:sh

May 6, 1974

Robert DeVitt, Esquire
DeVitt & DeVitt Attorneys
Broadway
Newburgh, New York 12550

RE: Toleman Estates
Stage II

Dear Mr. DeVitt:

In reference to your letter to the standing of the Toleman Estates Subdivision Stage II we must inform you that you are caught in the moritorium the Town of New Windsor has imposed.

Trusting this answers your question.

Respectfully,

JOSEPH A. CALZO
Chairman

JL:sh

BERNARD KESSLER, P.E.
Consulting Engineer
6 FLEETWOOD AVENUE
Spring Valley, N.Y. 10977

914 356-0217

7-11-73
8
July 10, 1973

Town of New Windsor Planning Board

Subject: Toleman Estates - Section II

My original objection in my memo of May 5 is still valid, at least for lots 12 thru 16, and possibly for lots 11 and 17 also. Driveway slopes still appear to be in excess of 13%. I believe that this plan needs more detail work, in that it requires the proposed garage floor elevations and proposed driveway grades for the above numbered lots. If this was an internal street on a subdivision, this item might not be too critical, but since Toleman Road is a Town collector street with rapidly increasing traffic, the problem could become serious, particularly as subject to sight distance from the steep driveways.

Bernard Kessler

10-248H



1763

OFFICE OF THE SUPERVISOR

TOWN OF NEW WINDSOR

Supervisor
Theodore F. Marsden
555 Union Avenue
New Windsor, New York 12550
(914) 565-8800

October 18, 1973

New Windsor Planning Board
555 Union Avenue
New Windsor, New York 12550

Gentlemen:

We have a recommendation from the Town Highway Superintendent that the roads on Toleman Estates be taken over and requests that the developer post a \$2,500.00 bond.

We have been advised by Attorney Devitt at the Regular Meeting of the Town Board of the 17th of October that a deed was filed along with a \$11,000.00 check as a bond for this development. We are unable to locate either this deed or the bond and I would respectfully request that you search your records to find out where these papers are.

Your prompt attention to this matter would be greatly appreciated.

Respectfully,

Theodore F. Marsden
THEODORE F. MARSDEN
Supervisor

TFM/km
cc: Robt. Devitt, Esq.
Comptroller
Town Clerk

BERNARD KESSLER, P.E.
Consulting Engineer
6 FLEETWOOD AVENUE
Spring Valley, N.Y. 10977

914 356-0217

May 5, 1973

5/9/73
BHK

Town of New Windsor Planning Board

Subject: Toleman Estates - Stage II

This plan should have additional study made with regard to the following comment.

Lot numbers 11 through 17 all have steep frontage thus probably necessitating curved driveways to lessen slopes. Curved driveways and minimum front yard setbacks, coupled with the topography which indicates that septic on these lots must be in the front yards, severely limits the area available for septic. It is therefore suggested that these lots be made wider and the minimum setback be increased for them. A plan for these lots should show house, driveway, and septic location, with proposed driveway grades.

Bernard Kessler

6-27-73
8

BERNARD KESSLER, P.E.
Consulting Engineer
6 FLEETWOOD AVENUE
Spring Valley, N.Y. 10977

914 356-0217

June 15, 1973

To: Town Board of New Windsor

Re: Toleman Estates: Road Inspection

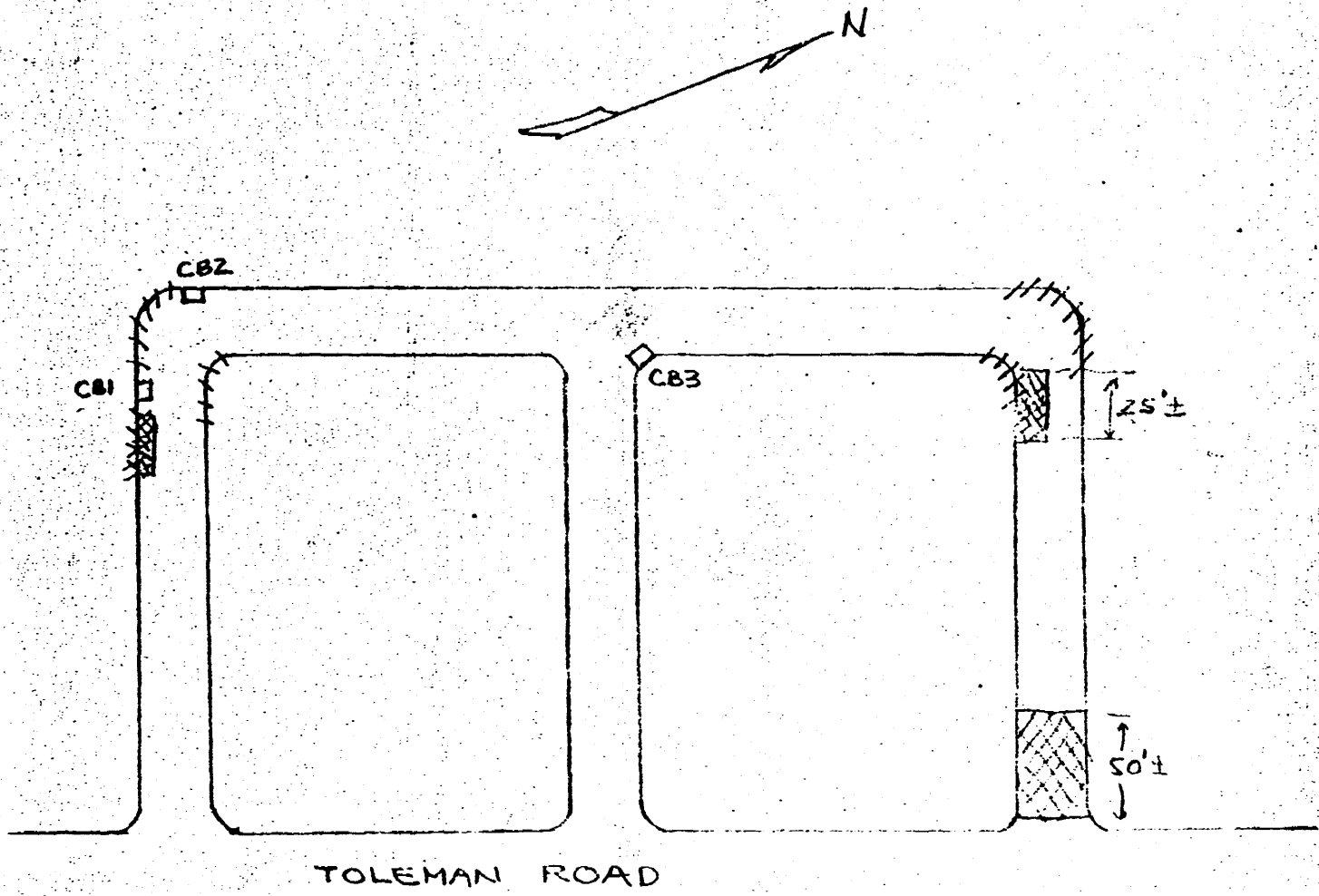
On June 13, Mr. Vesely, the Highway Supt., and myself inspected the roads in Toleman Estates in order to decide whether or not the roads are ready for acceptance. My findings were as follows.

Referring to the attached sketch, the catch basins labeled CB1, CB2, and CB3 must be lowered about two inches so that water may enter them rather than pond or bypass them completely. There are at least four areas along curbs where very little or no penetration of the stone has been accomplished. These areas must be penetrated and sealed to prevent water incursion into the roadbed. Finally, there are three areas, (a small one on the southerly entrance road and two large ones on the northerly entrance road), which show indications of severe pumping. Movement was visible in the pavement while only walking on it. These areas should be removed to a minimum depth of fifteen inches below grade. A six inch thick layer of sand should be placed to prevent mud incursion to the upper levels. This can be topped with six inches of bank run gravel and finally a new pavement.

Until the above corrections are made I recommend that the road not be accepted.

Bernard Kessler

cc. J. Vesely
Planning Board



TOLEMAN ESTATES ROAD SCHEMATIC

NOT TO SCALE

LEGEND

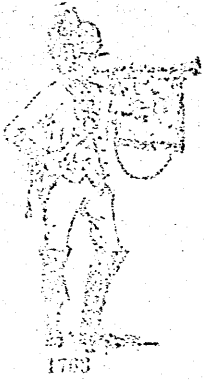
CB1, 2, & 3 - CATCH BASINS TO BE LOWERED.

//// - REPENETRATE & SEAL ALONG CURB

XXXX - SEVERE PUMPING - (SEE REPORT.)

BORNIER KESSLER

6/14/73



OFFICE OF THE PLANNING BOARD

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

March 30, 1974

Mr. John Lantz
236 High
Monroe, New York 10950

RE: Toleman Estates Stage II

Dear Mr. Lantz:

In answer to your request of asking when Toleman Estates Stage II received preliminary approval. Preliminary approval was granted on November 28, 1973.

Toleman Estates Stage II has been placed on the agenda for April 10, 1974. The meeting starts at 8:00 P.M. and Toleman Estates is number 5 on the agenda.

Respectfully,

Joseph Loscalzo
JOSEPH LOSCALZO
Chairman

JL:sh

JOHN F. LANTZ P. E.

CONSULTING ENGINEER

226 HIGH STREET
MONROE, NEW YORK

May 7, 1974

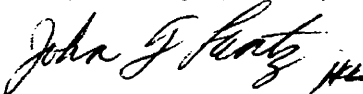
Office of the Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, New York 12550

Gentlemen:

On your April 10, 1974 meeting we requested an extension of preliminary approval for Tollman Estates Section II.

To date we have not received a response to our inquiry and hereby request an indication of the board's action.

Very truly yours,


John F. Lantz, P.E.

JFL/h1

December 4, 1973

DeVitt & DeVitt, Attorneys
Broadway
Newburgh, New York 12550

Re: Toleman Estates Stage II

Gentlemen:

This is to inform you that the New Windsor
Planning Board approved the preliminary plans of
Stage II of Toleman Estates.

Respectfully,

Joseph Tallarico
JOSEPH TALLARICO
Chairman

JT/s

JOHN F. LANTZ P. E.
CONSULTING ENGINEER

226 HIGH STREET
MONROE, NEW YORK

April 3, 1974

Town of New Windsor
Office of the Planning Board
555 Union Avenue
New Windsor, New York 12550

RE:: Toleman Estates Stage II

Gentlemen:

The New Windsor Planning Board gave preliminary approval to Toleman Estates II on the evening of November 28, 1973.

Due to winter weather conditions we have been unable to complete the requirements for Health Department approval.

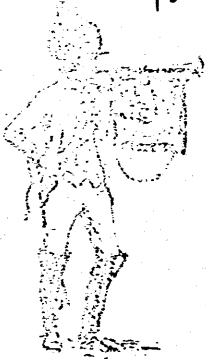
We request, therefore, an extension of preliminary approval for a period of six months.

Very truly yours,

John F. Lantz, P.E.

JFL/hl

12-12-73



1763

OFFICE OF THE SUPERVISOR

TOWN OF NEW WINDSOR

Supervisor
Theodore F. Marsden
555 Union Avenue
New Windsor, New York 12550
(914) 565-8800

December 7, 1973

John Stanton, Esq.
33 Quassaick Avenue
New Windsor, New York 12550

Dear John:

Would you please request again from the Developer and/or the Attorney for the Developer that a metes and bounds for the proposed Toleman Estates Road be received and filed by your office or the Town Clerk so that the \$2,500 can be assessed against one year maintenance bond.

As you realize the Town Board cannot start the one year maintenance bond until the time that we have accepted the roads and this is contingent upon our receipt of the metes and bounds and the deed for this.

Thank you for your cooperation in this matter.

Respectfully,

Theodore F. Marsden
THEODORE F. MARSDEN
Supervisor

TFM/km

cc: Town Clerk
Planning Bd.
Highway Dept.
Devitt & Devitt

MAR 21 1977

NEW WINDSOR PLANNING BOARD

March 14, 1977

RE: Tolman Estates
Stage II
Realty Subdivision
Town of New Windsor

Mr. Vincent Biagini
Woodcock Mountain Road
Washingtonville, New York 10992

Dear Sir:

A recent review of our files indicates that a request for additional information or supplementary material necessary for the review of your application for approval of the above mentioned realty subdivision was made by letter dated April 9, 1975, to your engineer.

To date, this request is unfulfilled. We are, therefore, disapproving these plans.

In order to reinstitute consideration of this project, when and if desired, it will be necessary to submit an updated application, plans and an acceptable response to the aforementioned letter.

Very truly yours,

M. J. Schleifer, P.E.
Assistant Commissioner

MJS:dlb

cc: File
Dr. Johnson
Engineer
Planning Board ✓
Building Inspector

OFFICE RECORDS SECTION

SECTION NO. 00100000000000000000

RECEIVED M. GENTNER

----- X
In the Matter of the Application of :
Vincent B. Magini etc. for a 17 lot :
Subdivision, located on Toleman Road, :
Town of New Windsor, New York. :
----- X

STATE OF NEW YORK)
:SS
COUNTY OF ORANGE)

GERALDINE M. GENTNER, being duly sworn, deposes and says:

That she is employed by Farview Homes Inc.; that on the 29th day
of October 1973 she mailed by certified mail a Notice of Public
Hearing, a copy of which is annexed hereto to the following
persons:

Solitron Devices, Inc., 256 Oak Tree Road, Tappan, New York
Peterson, J. Merriam & Flora B., Toleman Road, Rock Tavern, N. Y.
Czumak, Frank and Mary, Rock Tavern, New York
Church of Our Father, Vance Road, Rock Tavern, New York
Morrison, Kenneth V., Box 156, Blooming Grove, New York
Nadas, Linda, Bull Road, Rock Tavern, New York
Netz, Albert & Frieda, 9 East Main Street, Washingtonville, N. Y.
Illgner, Gisela, 1600 Ala Moana Blvd. #2108, Honolulu, Hawaii
Toleman Enterprises, Inc., 257 East Main Street, Cornwall, N. Y.
Hallstead, James B. & Dorothy F., Rock Tavern, New York
Kean, Peter & Jean, Station Road, Rock Tavern, New York
Decker, Jack H. & Marion B., Toleman Road, Rock Tavern, New York
Fossum, Harold L. Jr. & Ana, Toleman Road, Rock Tavern, New York
Schwab, Martha, Toleman Road, Rock Tavern, New York
Cabri, Frank & Mary, Toleman Road, Rock Tavern, New York
Roosje, Lambertus & Susan, Toleman Road, Rock Tavern, New York
Connelly, Daisy & Dorothy F., Toleman Road, Rock Tavern, New York

That to the best of her knowledge and belief the foregoing persons are all of the owners of real property located within 300 feet of the subdivision premises; that she obtained her information as to the property owners from a list submitted to her by Ellsworth E. Weyant, Sole Assessor of the Town of New Windsor.


Geraldine M. Gentner

Sworn to before me this

14th day of November 1973



DEWITT
County of Dutchess, State of New York
Qualified in Orange County
Commission Expires March 30, 1974